

APR 09/05/01
C31 07/03
#713
WILDHORSE
SUBDIVISION
(OPTION TRACT)

UNIT	TOTAL LOTS	ACRES
14	115	31.36
15	81	19.89
16	86	15.27
17	82	18.79
18	77	15.73
19	110	26.13
20	120	23.71
21	96	22.05
22	94	20.39
23	61	13.82
24	25	10.11
25	78	25.15
26	11	5.53
TOTAL	1036	247.93

± 13% INCREASE
TOTAL

4.71 U/A

MASTER PLAN for WILDHORSE SUBDIVISION (OPTION TRACT)

W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210) 734-5351

REVISIONS:
04/07/04 UNIT 15/16

JOB NO. 052247223.0009

FILE: _____

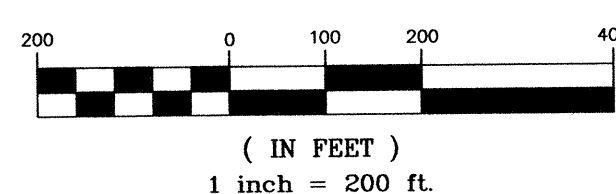
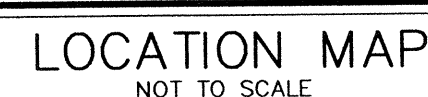
DATE: 03/09/04

DESIGN: P.D.L.

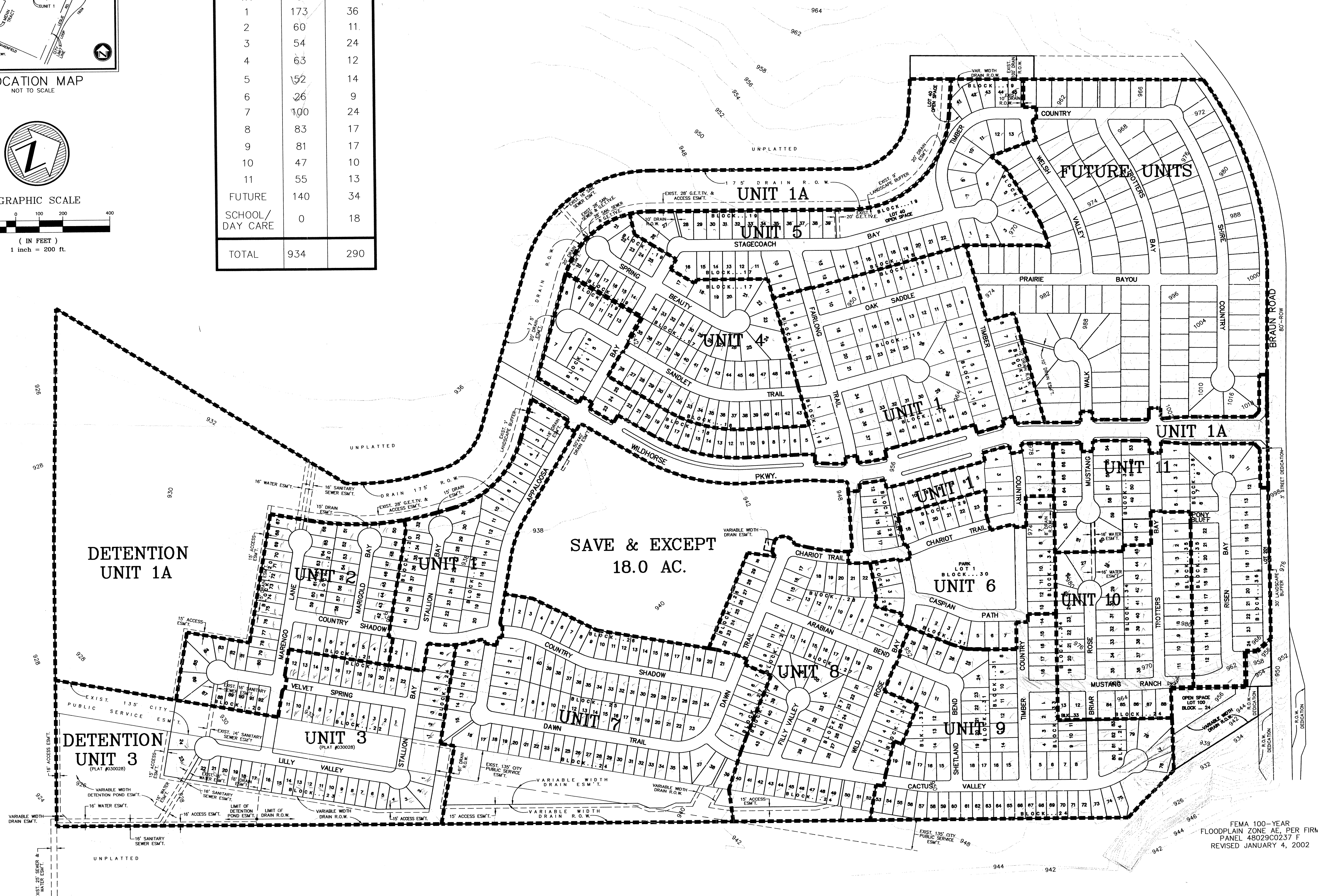
DRAWN: D.A.S.

CHECKED: _____

SHEET 1 OF 1



LOT COUNT TABLE		
UNIT	LOTS	ACRES
1A	0	51
1	173	36
2	60	11
3	54	24
4	63	12
5	152	14
6	26	9
7	100	24
8	83	17
9	81	17
10	47	10
11	55	13
FUTURE	140	34
SCHOOL/ DAY CARE	0	18
TOTAL	934	290


$$\begin{array}{r} 45 \\ \times 3 \\ \hline 135 \\ 135 \\ \hline 135 \end{array}$$

FEMA 100-YEAR
FLOODPLAIN ZONE AE, PER FIRM
PANEL 48029C0237 F
REVISED JANUARY 4, 2002

713

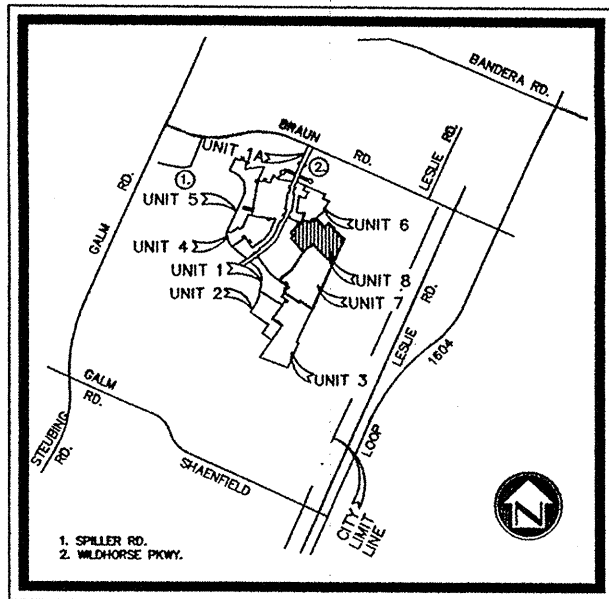
MASTER PLAN
for
WILDHORSE SUBDIVISION



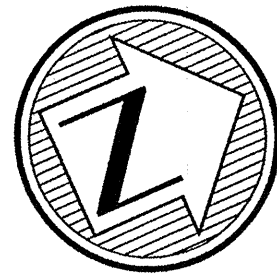
W.F. CASTELLA & ASSOCIATES, INC.
Engineers — Surveyors — Planners

REVISIONS:
09/04/03 LOT COUNT TABLE

JOB NO. 052246786
FILE: ~
DATE: 05/30/02
DESIGN: A.R.
DRAWN: R.R./D.A.S.
CHECKED: _____
SHEET 1 OF 1

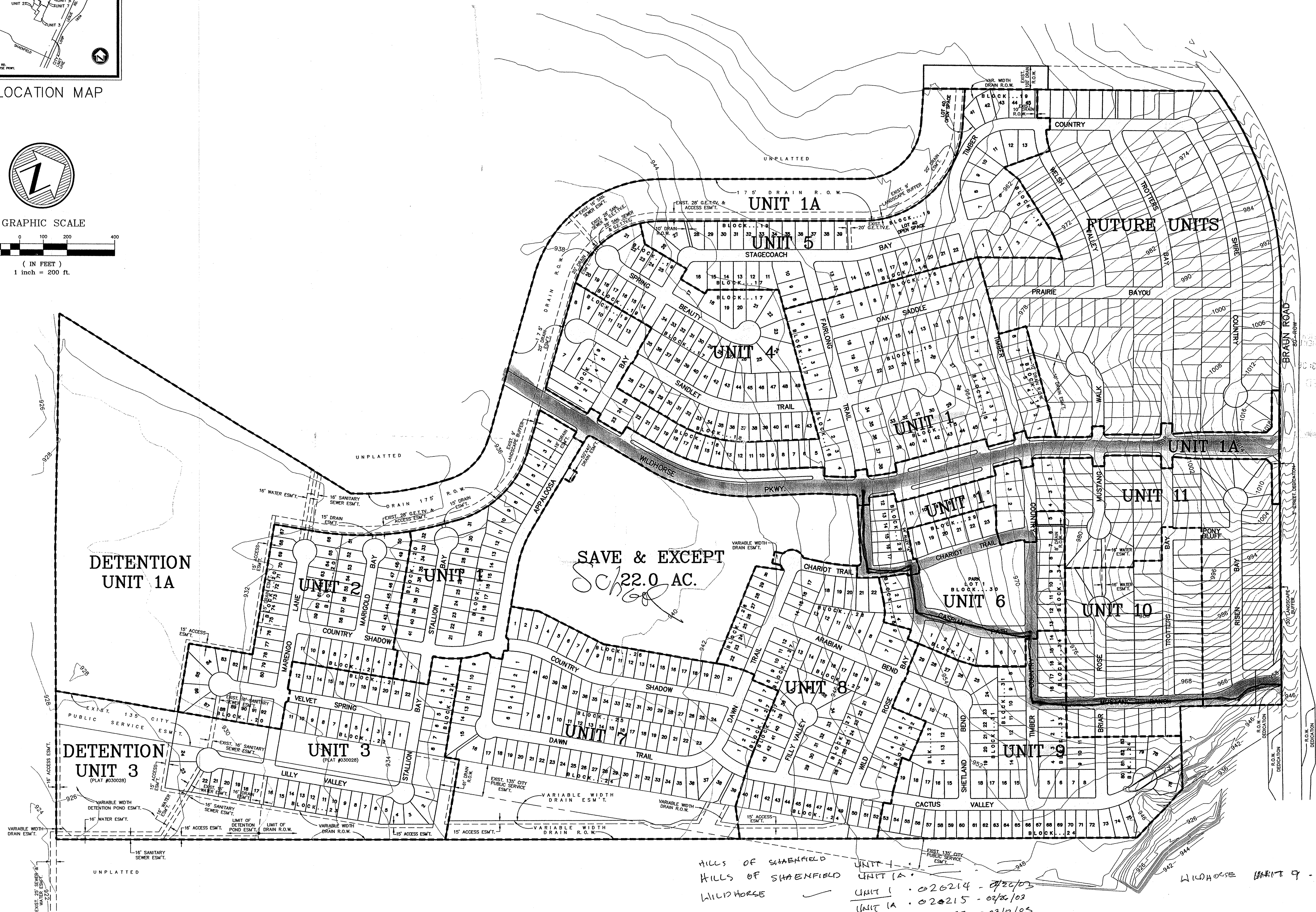


LOCATION MAP



GRAPHIC SCALE

(IN FEET)
1 inch = 200 ft.



HILLS OF SHAENFIELD
HILLS OF SHAENFIELD
WILDHORSE

WILDHORSE

UNIT 1
UNIT 1A
UNIT 2
UNIT 4
UNIT 5
UNIT 6
UNIT 7

020214 - 02/20/03
020215 - 02/20/03
030027 - 03/12/03
030027 - 06/11/03
030021
030022
030193

WILDHORSE UNIT 9 - 030311

713

713

MASTER PLAN
for
WILDHORSE SUBDIVISION

A TCB INC. Company
W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

REVISIONS:

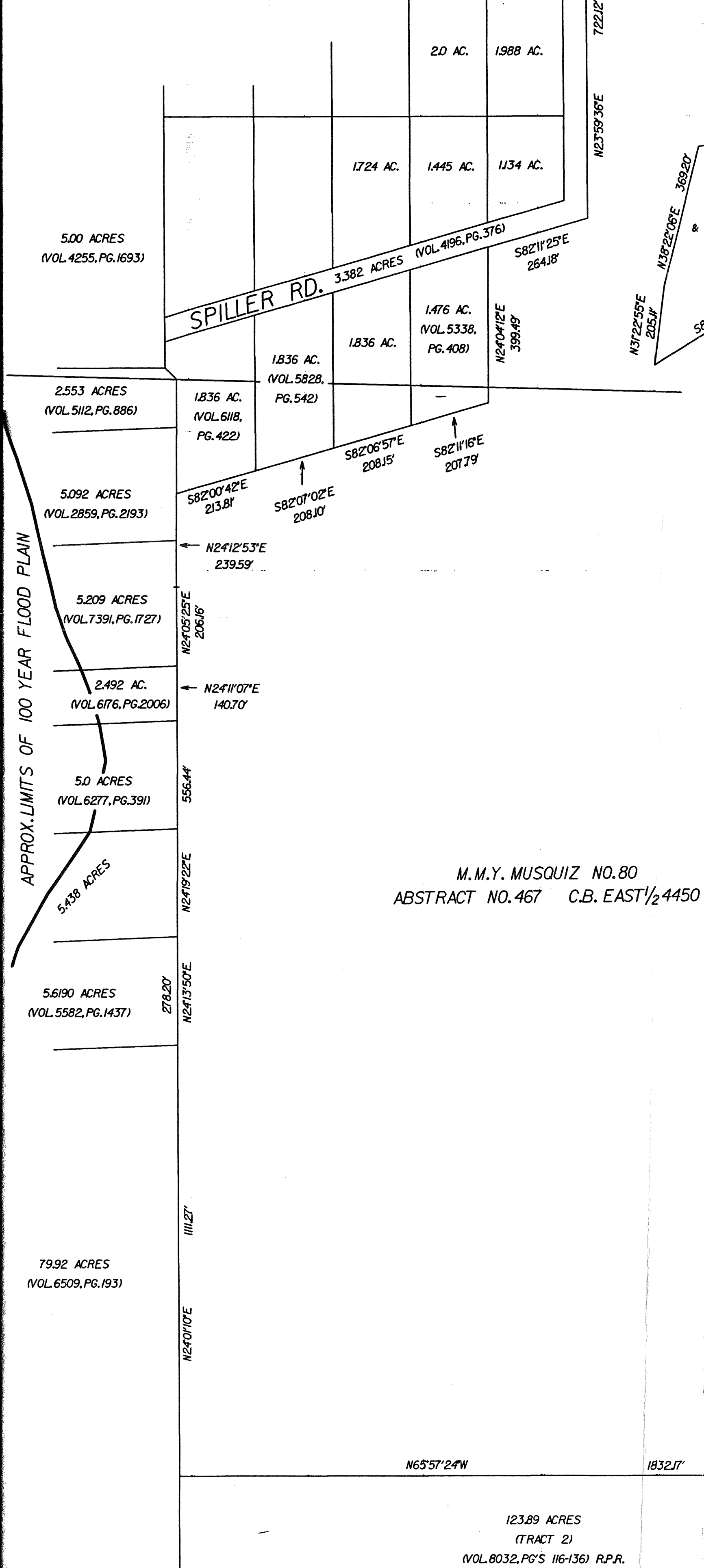
JOB NO. 052246786
FILE: ~
DATE: 05/30/02
DESIGN: A.R.
DRAWN: R.R./D.A.S.
CHECKED: ~
SHEET 1 OF 1

NOTE:
 1) SETBACKS PER RESTRICTIONS MAY EXIST.
 2) BEARINGS REFERENCED TO 538.86 ACRE TRACT
 VOLUME 8032, PAGE 116-136 R.P.R.
 3) ALL PROPERTY CORNERS ARE FOUND 1/2" DIAMETER IRON PINS UNLESS
 OTHERWISE NOTED.
 4) FIELD NOTES PREPARED.
 5) REFERENCE IS MADE TO TITLE REPORT OF 2000 DT 3466837 ISSUED
 JUNE 26, 2001 BY LAWYERS TITLE OF SAN ANTONIO.
 6) THIS IS A BOUNDARY SURVEY ONLY LIMITED TO IMPROVEMENTS SHOWN.
 ADDITIONAL IMPROVEMENTS DO EXIST BUT ARE NOT SHOWN, FOR EXAMPLE: BARN, S.
 PENS, PASTURE ROADS, ETC.)

REFERENCE:
 VOLUME 8032, PAGE 116-136 R.P.R. (538.86 ACRE TRACT)
 VOLUME 8032, PAGE 157 R.P.R. (RESERVATION OF SEWER ESMT.)
 VOLUME 8032, PAGE 157 R.P.R. (ACCESS, DRAINAGE AND UTILITY ESMT. AGREEMENT)

THE FOLLOWING EASEMENTS AND OR RIGHTS OF WAYS ARE UNDEFINABLE:

VOLUME 179, PAGE 324 D.R. (ELECTRIC EASEMENT)
 VOLUME 187, PAGE 145 D.R. (ELECTRIC EASEMENT)
 VOLUME 4357, PAGE 2 D.R. (ELECTRIC EASEMENT)
 VOLUME 179, PAGE 460 D.R. (ELECTRIC EASEMENT)
 VOLUME 180, PAGE 395 D.R. (ELECTRIC EASEMENT)



C.B. 4481

GOLDEN DENMAN SURVEY NO. 220
 ABSTRACT NO. 843 C.B. 4479

237.22 ACRES
 (VOL. 7398, PG. 1699) R.P.R.

D-36°42'55"
 R-1392.40'
 T-462.05'
 L-892.25'
 B-S83°31'2"E
 C-877.07'

D-86°18'22"
 R-250.00'
 T-234.38'
 L-376.58'
 B-N18°58'30"W
 C-341.98'

D-74°16'23"
 R-550.00'
 T-416.51'
 L-712.97'
 B-N12°57'30"W
 C-664.09'

D-58°31'09"
 R-250.00'
 T-140.06'
 L-255.34'
 B-N20°50'08"W
 C-244.38'

D-25°25'33"
 R-1060.00'
 T-239.13'
 L-470.39'
 B-N2°08'13"E
 C-466.54'

D-50°46'29"
 R-250.00'
 T-118.64'
 L-221.55'
 B-N08°27'46"E
 C-214.37'

REMAINING PORTION
 OF
 [543.50 ACRES]
 538.86 ACRES
 DESIGNATED AS TRACT 1
 VOL. 8032, PG. 116-136 R.P.R.
 GROSS 260.683 ACRES
 SAVE & EXCEPT 4640 ACRES
 (VOL. 8183, PG. 585) D.R. &
 (VOL. 8032, PG. 116-136) R.P.R.
 TOTALING: 256.043 ACRES

280.66455 ACRES
 SAVE & EXCEPT 17.99919 ACRES
 TOTALING:
 262.66536 ACRES
 (11,441,703 SQ. FT.)

THOMAS S. TATUM SURVEY NO. 219
 ABSTRACT NO. 756 C.B. 4471

SAVE & EXCEPT
 17.99919 ACRES
 (15,000 ACRES)
 FUTURE SCHOOL SITE

P.O.B.
 (280.66455 ACRES)

21484 ACRE
 REMEDIATION SITE

DESIGNATED AS FURTHER
 SAVE AND EXCEPT
 (VOL. 8032, PG. 116-136) R.P.R.

9.690 ACRES
 (VOL. 3142, PG. 520)

3.21 ACRES
 (VOL. 3071, PG. 198)

APPROX. LIMITS
 OF
 100 YEAR FLOOD PLAIN

SCALE: 1" = 200'

LEGEND
 PP-POWER POLE
 LP-LIGHT POLE
 TP-TELEPHONE POLE
 CC-CONCRETE
 BLK-BLOCK
 SS-SANITARY SEWER
 MH-MANHOLE
 TEL-TELEPHONE
 GV-GAS VALVE
 GM-GAS METER
 WM-WATER METER
 EW-ELECTRIC
 OH-OVERHEAD ELECTRIC
 OH TEL-OVERHEAD TELEPHONE
 CO-OLEAN OUT
 E/P-EDGE OF PAVEMENT
 OH-ELECTRIC
 PL-PROPERTY LINE
 SIP-SET 1/2" IRON PIN

3875 ACRES
 (VOL. 3357, PG. 488)

C	DELTA	RADIUS	TANGENT	LENGTH	BEARING	CHORD
C-1	94°46'24"	15.00'	16.30'	24.81'	S2°38'17"E	2.28'
C-2	170°00'4"	890.00'	857'	170.89'	S31°14'57"W	17.00'
C-3	208°19'54"	50.00'	198.09'	18.80'	S07°24'58"E	9.88'
C-4	270°31'8"	475.00'	88.27'	174.55'	N45°37'29"W	17.88'
C-5	90°00'00"	15.00'	15.00'	23.56'	N09°54'18"E	2.88'
C-6	33°18'14"	830.00'	248.25'	482.45'	N38°15'11"E	47.88'
C-7	06°32'11"	1000.00'	57.10'	144.08'	N24°52'10"E	11.88'
C-8	05°04'58"	1000.00'	44.38'	88.70'	N25°35'47"E	8.88'
C-9	8°55'12"	15.00'	14.41'	23.02'	N67°00'55"E	2.88'

STATE OF TEXAS
 COUNTY OF BEXAR

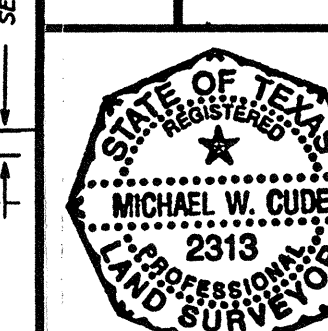
The undersigned hereby certifies to Continental Homes of Texas, L.P., a Texas Limited Partnership,
 FCS Wildhorse, LTD. and Lawyers Title of San Antonio that this Survey (1) was made on the ground
 June 21, 2001 under my supervision and correctly shows the boundary lines, dimensions and area of
 land indicated herein, (2) correctly shows the location of all rights-of-way, easements of record with
 instrument book and page number indicated. The undersigned further certifies that, except as shown
 herein, there are no visible discrepancies, shortages in area, boundary line conflicts, intrusions,
 protrusions, overlapping of improvements, easements or rights-of-way (111) No portion of the subject
 property lies within Zone "A" 100 Year Flood Plain as noted on the FEMA Flood Insurance Rate Map
 of Bexar County, Texas Map No. 48223C0240 E as dated February 16, 1996 located in our office. The
 subject property abuts a dedicated roadway.

This 25TH day of June, 2001 A.D.

Michael W. Cude
 Registered Professional Land Surveyor No. 2313
 ORIGINAL SIGNATURE IN RED

BOUNDARY SURVEY OF

280.66455 acres of land SAVE AND EXCEPT 17.99919 acres of land out of a 538.86 acre tract of land designated as Tract 1 as
 described by deed recorded in Volume 8032, Pages 116-136, Real Property Records of Bexar County, Texas out of the Thomas S. Tatum
 Survey No. 219, Abstract No. 756, County Block 447, Bexar County, Texas.



M.W. CUDE ENGINEERS, L.L.C.

(210) 841-2951
 13325 BANCROFT RD.
 SAN ANTONIO, TEXAS 78250

DRAWN BY: J.E.R. DATE: JUNE 25 2001
 CHECKED BY: W.A.S. JOB NO.: 149832 SHEET 1 OF 1

FINAL SURVEY # 713



CITY OF SAN ANTONIO POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: March 26, 2001 Name of POADP: Wildhorse Subdivision
 Owners: FCS Wildhorse, Ltd. Consulting Firm: M.W. Cude Engineers, L.L.C.
 Address: 601 Sonterra Blvd. Address: 10325 Bandera Rd.
San Antonio, Texas 78258 San Antonio, Texas 78250
 Phone: 210-490-2500 Phone: 210-681-2951
 Existing zoning: NA Proposed zoning: NA

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
 Projected # of Phases: 21 Units ☒ Yes ☐ No
 San Antonio City Limits? ☐ Yes ☒ No
 Council District NA
 Ferguson Map Grid Pg 546, B4.5 & C4.5

Land area being platted:	Lots	Acres
Single Family (SF)	<u>2,234</u>	<u>523.86</u>
Multi-family (MF)		
Commercial and non-residential	<u>School</u>	<u>15.00</u>

Is there a previous POADP for this Site? Name Braun Rd. No. 231
 Is there a corresponding PUD for this site? Name NA No. _____
 Plats associated with this POADP or site? Name none at this time No. _____
 Name _____ No. _____
 Name _____ No. _____

Contact Person and authorized representative:

Print Name: Rick Sheldon Signature: [Signature]
 Date: March 26, 2001 Phone: 490-2500 Fax: 490-4465

RECEIVED
01 APR - 3 PM 2:49
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ copy of digital file;
- ☒ North arrow and scale of the map;
- ☒ Proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ A complete application and certification, 8 1/2 X 11 reduction with eight (8) copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210)207-7720;
- ☒ Tree preservation requirements must be met prior to acceptance of the POADP; contact Debbie Reid @ (210) 207-8265;
- ☒ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ The POADP lies in the Northside Independent School District and they have been contacted concerning the development.
- ☒ List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.

RECEIVED
01 APR -3 PM 2:49
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Braun Road

I certify that the FOADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Rick Sheldon

Signature: 

If you have any questions please call Michael O. Herrera at 207-7900

APPLICATION REVISED November 8, 2000

PAGE 3 OF 3

RECEIVED
01 APR -3 PM 2:49
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



CITY OF SAN ANTONIO

September 5, 2001

Mr. Mike Cude, P.E.

M.W. Cude Engineers L.L.C.
10325 Bandera Road,
San Antonio, TX 78250

Re: Wildhorse

POADP # 713

Dear Mr. Cude:

The City Staff Development Review Committee has reviewed Wildhorse Master Development Plan M.D.P. (formally POADP) Preliminary Overall Area Development Plan # 713. Please find enclosed a signed copy for your files. Your plan was accepted, however, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formally POADP), to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

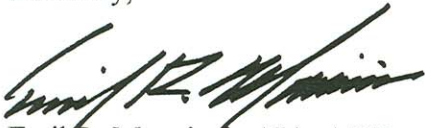
Mr. Cude
Page 2
September 5, 2001

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formally POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Emil R. Moncivadis AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 8/3/01

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formally POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development(TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |

Project Name: Wildhorse FILE # _____

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- | | |
|--|---|
| To: <input type="checkbox"/> Master Development Plan | <input checked="" type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Bexar County Public Works |

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee

June 28, 2001

☐ I recommend approval

☒ I do not recommend approval

On 8/1/01, I notified Cude, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Show stubouts, Proposed road is to be 86'-60'-86' as discussed.

[Signature]

Sr Lgr Assoc.

8/30/

Sr Lyr Assoc.

$$\frac{8}{30}$$

Signature

Title

Date _____

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 28, 2001



City of San Antonio
Planning Department
Master Development Plan Section
REQUEST FOR REVIEW

(Check One)

Date: 9/19/01

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formally POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |

Project Name: Wildhorse Subd. FILE # _____

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- | | |
|--|---|
| To: <input type="checkbox"/> Master Development Plan | <input checked="" type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Bexar County Public Works |

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II Date: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee

June 28, 2001

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

Signature

Title

Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 28, 2001



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☒ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 4-17-01

POADP NAME: WILDHORSE SUB'D

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 4-20-01 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

TIA REQUIRED

Todd Lang

Signature

Senior Eng. Tech

Title

4-19-01

Date

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

01 AUG 29 PM 1:21

TO: Michael Herrera, Planning Department

FROM: Development Services Engineering Division

COPIES TO: File

SUBJECT: Wildhorse Subdivision, POADP Level 3 T.I.A.

Date: August 24, 2001

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Wildhorse Subdivision, POADP (539 acres). The analysis is in compliance with the TIA Ordinance 91700.

The Wildhorse Subdivision lies within the City of San Antonio corporate limits and extra territorial jurisdiction (ETJ) approximately one-mile southwest of the intersection of Loop 1604 and Bandera Road.

The Wildhorse Subdivision will be completed in one phase consisting of 2,234 single-family units. The project is expected to be complete in the year 2006. The Level 3 TIA (May 2001) submitted by GKW Inc. indicates that this development is anticipated to generate 21,379 Average Daily Trips (ADT).

The off-site impacts that have been identified in the submitted TIA depend on funding resources of either TxDOT or the City of San Antonio and not the developer. Improvements to Loop 1604 (completion of the freeway section) are in the current Metropolitan Transportation Plan (MTP) and have priority 2 status.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on or before the completion of the Wildhorse Subdivision, at no cost to the City of San Antonio:

- At the interior road intersection at Braun Road, the developer shall provide a dedicated westbound left-turn lane (100 feet of storage length) and an eastbound right-turn lane (300 feet in length) when this intersection is constructed. Also, an eastbound acceleration lane from this intersection shall be constructed.
- Provide a minimum 52-foot wide interior roadway (Secondary Arterial Type B, 86 feet of ROW) approach with the length of 500 feet at the interior road intersection at Braun Road. The approach roadway will accommodate two 12-foot outbound lanes (one left-turn and one channelized right-turn lane), one 16-foot inbound lane and a 12 foot wide curbed median with landscaping at 500 feet in length.

- Provide 60 feet of ROW for the interior roadway between Braun Road to just south of the proposed elementary school site. The interior roadway shall be 44 feet wide from the 52-foot wide connection on Braun Road to just past the proposed elementary school. The length just described is approximately 2,400 linear feet. The remainder of the interior roadway shall be 40 feet wide with 60 feet of ROW from just south of the proposed elementary school to the end of the proposed development.
- The Developer shall provide 43 feet of ROW from the centerline of Braun Road adjacent to this proposed project. This will require a property dedication by the developer.
- The developer shall provide streetscaping for the proposed interior roadway connecting Braun Road and Shaenfeld Road. The developer has designated the planting strip to be outside of the ROW line and owned and maintained by the Home Owners Association. The planting strip shall be a minimum of 15 feet as agreed upon by the developer.
- The developer shall provide two conductivity extensions. One conductivity extension shall be place west of the proposed development to allow a future connection with FM 1560. The second conductivity extension shall be placed south of the proposed development to allow a future connection with Shaenfeld Road.

TxDOT has previously recommended a revision to the Major Thoroughfare Plan for the addition of a connection of Galm Road from the intersection of FM 1560/Galm Road to New Guilbeau Road/Loop 1604 intersection. TIA Reviews offers the same recommendation with this TIA and subsequent POADP of the Menn Tract and Wildhorse Subdivision. This recommendation will improve conductivity for future growth in the area.


 Richard L. De La Cruz, P.E.
 Senior Engineer, TIA Review

Approved by:


 Robert W. Opitz, P.E.
 Chief Engineer,
 Development Services Engineering Division

RWO/RLD
 ID 2001TIA0415

01 APR 29 PM 1:21
 CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☒ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 4-12-01

POADP NAME: WILDHORSE SUB'D

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

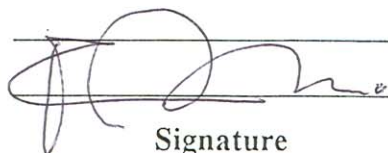
This item is tentatively scheduled for 4-20-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: BIRKUN ROAD AND SHAENFIELD RD IS ON THE MTP BOTH
REQUIRING A MIN. OF 26' ROW. PROPOSE POADP ADDRESS
THOROUGHFARE


Signature

Planner
Title

051601
Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☒ ~~Zoning~~ ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 4-12-01

POADP NAME: WILDHORSE SUB'D

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 4-20-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: DCI Statement
Address any PW concerns

Chernang Planner II 04-25-01
Signature Title Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇒ Streets ⇒ Drainage

☒ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection

☐ Major Thoroughfare

☐ Traffic T.I.A.

☐ Zoning

☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 4-17-01

POADP NAME:

WILLOWHORSE SUB'D

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 4-20-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

- Coordinate tree preservation
- Keep drainage in a natural state & provide pedestrian access especially for school is recommended

Oked

Signature

City Architect

Title

4/26/01

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Major Thoroughfare ☐ Traffic T.I.A.
- ☐ Zoning ☒ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 4-12-01

POADP NAME: WILDHORSE SUB'D

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 4-20-01 before the POADP committee.

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: ROADWAY SHOULD PROBABLY BE COLLECTOR. 400' R MIN.

Amos E. Enslin

Signature

Civil Engineer

Title

4-19-01

Date



CITY OF SAN ANTONIO

P.O. BOX 839966
SAN ANTONIO, TEXAS 78283 - 3966

June 4, 2001

Mr. William J. White, P.E.
GKW Inc.
350 East Sunset Avenue
San Antonio, Texas 78209

Re: Wildhorse Subdivision, Level 3 TIA

Dear Mr. White:

Please provide the following information in order to expedite the approval for the Wildhorse Subdivision; Level 3 Traffic Impact Analysis (TIA):

- ◆ In the future, perform a two-hour study when determining AM/PM Peak Hour Trips.
- ◆ Photographs of intersections 1, 2, 5, 6 and 9.
- ◆ Distance from intersection 8 to intersection 9.
- ◆ Did this TIA include traffic data from the Menn Tract, Level 2 TIA?
- ◆ The design improvement recommendations at the following intersections:
 - Braun Road at Leslie Road (build out 2006 AM/ PM - LOS F/F, improve to AM/ PM - LOS C/C).
 - Braun Road at North Access (build out 2006 AM/PM LOS D/F, improve to AM/PM LOS C/C).

The above mentioned intersections studied in this TIA will not meet the minimum requirements for Level of Service (LOS) in 2006. The recommendations that you make for improvements will be reviewed and discussed with Traffic Engineering in order to determine what minor changes that could improve LOS, as well as, design recommendations for future Capital Improvement Projects.

If you have any questions or concerns, please call me (207-2855).

Sincerely,

Richard L. De La Cruz, P.E.
Senior Engineer

Cc: Robert W. Opitz, P.E., Chief Engineer, Development Engineering Division
Todd Sang, Senior Engineering Technician
ID06_04_2001cmt

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3903
CONNECTION TEL 95237112
CONNECTION ID
ST. TIME 07/23 10:50
USAGE T 06'51
PGS. SENT 7
RESULT OK

City of San Antonio Planning Department

Municipal Plaza Building
114 W. Commerce

Mailing address: P. O. Box 839966 San Antonio, TX 78283-3966



Pages sent including fax cover:

7

If you do not receive all pages, please call 207-7873

Please deliver to:

Name:	Mike Cude
Title:	
Organization:	
Phone:	
Fax:	523-7112

From:

Name:	Mike Herrera
Title:	Planner II
Division:	Planning Department
Phone:	
Fax:	207-7897



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

10325 BANDERA RD.

SAN ANTONIO, TEXAS 78250

(210) 681-2951

Memo

TO:

Dept. of Planning

DATE:

March 30, 2001

Mike Herrera

SUBJECT:

Wildhorse Subd.

and Menn Tract

2 - Preliminary Overall Area Development Plan package

8 each - Bluelines Proposed P.O.A.D.P.

1 each - Disc

1 each - Application

1 - Check No. 1123 in the amount of \$84.18 for fees and Credit Certificate No. 274 in the amount of \$500.00 and Credit Certificate No. 227 in the amount of \$178.20 for a total of \$762.38 (18 cents over

fees due of \$7762.20 for POADP review fees for two (2) separate POADPs.) Keep the change, it may

buy you a Tylenol to numb the headache !! Sorry about that!!

Please process for approval.

SIGNED

Sandra Inval

01 APR - 8 PM 2:40
RECEIVED
PLANNING DEPT.

FOLD

1123

SHELDON-TANGLEWOOD LTD. 7-99

601 SONTERA
SAN ANTONIO, TX 7825830-1328
1140DATE 27 Mar. 2001PAY
TO THE
ORDER OFCity of San Antonio\$ 84.18Eighty-four and 18/100DOLLARS  Security Features
included.
Details on back

San Antonio Branch (210) 518-2525

FOR

Withdrawal/PO/DP

MP

⑈001123⑈ ⑆114013284⑆ 0040142⑈01

VALUE
\$178.20



CERTIFICATE NO.
227

01 APR - 3 PM 2:40
CITY OF SAN ANTONIO
PLANNING DEPARTMENT
SERVICES DIVISION

CITY OF SAN ANTONIO CREDIT CERTIFICATE

Pursuant to City of San Antonio Ordinance No. 89914, this certificate may be used for the payment of any fee charged by the City of San Antonio Planning Department. Upon presentation of this certificate by a representative of the holder identified below or by a valid assignee, the City of San Antonio shall accept and recognize this certificate for the dollar value identified above toward the payment of such fees. This certificate shall expire twenty-four (24) months from the date of issue, for the payment of fees related to the development of property located within the boundaries of the Edwards Aquifer Recharge Zone as identified on the official map of the Edwards Aquifer Recharge Zone published by the Texas Natural Resources Conservation Commission. This certificate shall expire Forty-two (42) months from the date of issue, for the payment of fees related to the development of property located outside the boundaries of the Edwards Aquifer Recharge Zone as identified on the official map of the Edwards Aquifer Recharge Zone published by the Texas Natural Resources Conservation Commission.

This Certificate is issued under the above terms to the following holder and may be assigned no more than twice using the assignment form located on the reverse side of this document.

M.W. Cude Engineers, L.L.C.

HOLDER

Issued on the 1st day of July, 1999, by the authority signing below.

DIRECTOR OF PLANNING
CITY OF SAN ANTONIO

(Not valid unless signed, see reverse side for assignment information)

Re-issued

~~220016~~

~~220018~~

~~220017~~

VALUE
\$500.00



CERTIFICATE No.
274

CITY OF SAN ANTONIO CREDIT CERTIFICATE

Pursuant to City of San Antonio Ordinance No. 89914, this certificate may be used for the payment of any fee charged by the City of San Antonio Planning Department. Upon presentation of this certificate by a representative of the holder identified below or by a valid assignee, the City of San Antonio shall accept and recognize this certificate for the dollar value identified above toward the payment of such fees. This certificate shall expire twenty-four (24) months from the date of issue, for the payment of fees related to the development of property located within the boundaries of the Edwards Aquifer Recharge Zone as identified on the official map of the Edwards Aquifer Recharge Zone published by the Texas Natural Resources Conservation Commission. This certificate shall expire Forty-two (42) months from the date of issue, for the payment of fees related to the development of property located outside the boundaries of the Edwards Aquifer Recharge Zone as identified on the official map of the Edwards Aquifer Recharge Zone published by the Texas Natural Resources Conservation Commission.

This Certificate is issued under the above terms to the following holder and may be assigned no more than twice using the assignment form located on the reverse side of this document.

M.W. Cude Engineers, L.L.C.

HOLDER

Issued on the 1st day of July, 1999, by the authority signing below.


DIRECTOR OF PLANNING
CITY OF SAN ANTONIO

(Not valid unless signed, see reverse side for assignment information)

CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

2167828

AMT ENCLOSED

50-04-5573
SHELDON-TANGLEWOOD LTD.
601 SONTERRA
S.A. TX. 78258

AMOUNT DUE 42.09
INVOICE DATE 4/16/2001
DUE DATE 4/16/2001

PHONE: 000 - 0000

POADP WILDHORSE SUBDIVISION
CREDIT CERTIFICATE #227 \$178.20
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS
4/16/2001 2167828 50-04-5573 4/16/2001 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	42.09

↓

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 04/15/2001 CK#1123 WILDHORSE
END 04/15/2001

PREVIOUS BAL CURRENT CHARGES NEW BALANCE TOTAL AMT DUE
0.00 42.09 42.09 42.09

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

LETTER OF TRANSMITTAL

TO Mike Herrera DATE 8/30/2001
COMPANY Planning Dept. FROM Sandi Vicars
ADDRESS 114 W. Commerce, 4th Floor JOB NO. 149815
San Antonio, Tx TASK NO. 1
RE Wildhorse - POADP

COPIES	SHEETS	DATE	DESCRIPTION
8	1	8/24/2001	Revised POADP - As Approved

- | | |
|--|---|
| <input checked="" type="checkbox"/> PER YOUR REQUEST | <input type="checkbox"/> FOR YOUR INFORMATION / USE |
| <input type="checkbox"/> PER REQUEST OF _____ | <input type="checkbox"/> FOR REVIEW / COMMENT |
| <input type="checkbox"/> PER OUR PHONE CONVERSATION | <input checked="" type="checkbox"/> FOR YOUR APPROVAL / SIGNATURE |
| <input type="checkbox"/> PLEASE CALL TO DISCUSS | <input type="checkbox"/> PLEASE PROCESS FOR PAYMENT |

REMARKS

As per your conversation with Mike Cude

Please issue approval letter

RECEIVED
01 AUG 30 PM 3:36
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION


SIGNATURE

RECEIVED BY _____ DATE _____

If enclosures are not as noted, please notify us at once.



A T.C.B. INC., CO.

TRANSMITTAL LETTER

W.F. CASTELLA & ASSOCIATES, INC. ENGINEERS • SURVEYORS • PLANNERS

6800 Park TenBlvd., Suite 180 South • San Antonio, Texas 78213
(210) 734-5351 FAX (210) 734-5363

Date: SEPT. 04, 2003

To: ONE STOP CENTER
C.O.S.A. – SUBDIVISIONS
ATTN: MIKE HERRERA
1901 SOUTH ALAMO ST.

Project No.: 052247223.0004.000302808
GLC/File: 090916/K
Re: WILDHORSE SUBDIVISION UNIT 9

WE ARE SENDING YOU ☒ ATTACHED ☐ UNDER SEPARATE COVER VIA _____
THE FOLLOWING ITEMS.

☒ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Tracings
☐ Copy of Letter ☐ Change Order ☐ Invoices ☐ _____

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
3	MASTER PLAN
1	BOUNDARY SURVEY

THESE ARE TRANSMITTED as checked below:

☐ For your approval/LOC ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☒ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ For payment ☐ _____


REMARKS: _____

COPY TO: K-File

REC. BY: _____

DATE: _____

If enclosures are not as noted, kindly notify us at once.

Thank you,

SIGNED: _____
David Beales, P.E.